

REALTY MARKET NEWS AND COMMENT

Operators Sell Apartments and Dwellings to Investors.

SHIPBUILDER A BUYER

Acquires Several Parcels in Auction Room—Has Been Consistent Investor.

Operators sold to investors yesterday. There was not much trading; the little that developed affected flats and dwellings rather than the Bronx. Very little money changed hands all of which went to buyers. Buyers gave properties in payment for the realty acquired which was of the income kind, producing better return than the reality relinquished. The auction market developed as usual, with the big shipbuilder who has been a consistent buyer of real estate for some time, particularly in the auction rooms.

ADDS TO BRONX CORNER.

The Hudson Trust Company announced that it had no interest in the recent purchase of the Knowlton Court apartments at the southeast corner of Broadway and 159th street, acquired in the name of the Longdale Realty Company.

MANHATTAN ALTERATIONS.

120TH ST., 207 and 209 W.—To a 4 story brick building, 114x118 ft., owned by R. W. Armstrong, 114 W. 207th St., architect, cost \$10,000. To be used as a residence, Prospect Park, Ridgewood, to Investors M. Boyd of Bloomsbury, N. J., and for Mrs. Jeanette Nichols, the bungalow at 75 Walker in Ridgewood, to George W. Campbell of Manhattan.

TRUST CO. NOT INTERESTED.

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NEW BRONX BUILDINGS.

WALTER AV. S., 8, 51.2x16—Nestor Construction Co., Giovanni N. Rita, 518 W. 188th St., architect, cost \$10,000. To be used as a residence, David Cavalier, 401 Willis av., architect, cost \$30,000.

NEW REALTY CORPORATIONS.

The Kingston Avenue Holding Corporation, Manhattan, capital \$10,000; directors, Joseph Zubok, A. S. Freed and Ida Freed. The Elvad Leasing Company, Inc., Manhattan, capital \$1,000; directors, Thomas Karp, Peter Devlin and Charles Davis, 500 W. 188th St., architect, cost \$10,000. The Real Estate Management Corporation, Manhattan, capital \$10,000; directors, C. A. Quinn and L. S. Tuckhorn, 100 W. 188th St., architect, cost \$10,000.

BRONX BUSINESS SECTION.

WEST 159TH STREET.—Frederick Brown has sold to John Martin 525 West 159th street, a five story apartment house, on plot 50x100. In part payment the buyer gave 70 to 74 Lorimer street, Brooklyn, three two family houses, on plot 60x100, free and clear.

HODGEY AV. S., 10, 51.2x16—John W. Hodgey has bought from J. F. Michaels his dwelling at 2041 Honeywell avenue. The buyer gave in payment lot 150 on Longfellow avenue and two lots on Ludlow avenue, near White Plains avenue.

SHIP BUILDER BUYS REALTY.

Charles E. Gremmell, vice-president of one of the ship building plants on Staten Island engaged in Government work, a large buyer at the Bowdin lot auction, recently entered the auction market again yesterday, buying three parcels, a loft building, a tenement and a plot at the special sales conducted yesterday by Joseph P. Day. Mr. Gremmell's purchases totaled \$19,500, and included the following: a tenement at 18 Second street, lot 150; the loft building at 49th street for \$4,000, and a Kingsbridge terrace plot for \$4,500.

CITY BUYS AT DOUGLASTON.

The executors of the Van Vliet estate have sold to the city a plot, 25x87½ feet in the west side of Main avenue, 750 feet east of the Federal highway, Douglaston, for \$10,000. The school site.

James Kenney has sold to E. Manning, 45 acres in the Van Vliet estate at Douglaston.

BELLE HARBOR PLOT SALES.

J. E. Lindsay has sold to the Manboro Realty Corporation a plot, 100x120 feet, the west side of Bell Harbor, 100 feet south of Franklin Avenue, and another plot, 60x100, on the east side of Herkis Avenue, 120 feet south of Baymeads Drive, Belle Harbor, L. I.

JAMAICA DWELLING SALE.

A. Miller has sold to V. E. Seal the dwelling on plot 30x100, on the west side of Vine street, 160 feet south of Central avenue, Jamaica, L. I.

JERSEY HOTEL IN A DEAL.

The North Jersey Title Insurance Company has bought the Ryan Hotel property on Main street, Haledon, from the adjoining New Jersey Railroad, for \$100,000, according to William H. Zablocki, secretary and treasurer of the company. About \$15,000 is to be spent in remodeling the building for the company's use.

B. R. T. TO ENLARGE PLANT.

The Transit Development Company, T. E. Williams president, a subsidiary of the Brooklyn Rapid Transit Company, has filed plans with the Brooklyn Bureau of Buildings for a \$500,000 addition to its generating station on the southwest corner of Kent and Davis streets, Bushwick, to be opened as soon as the contracts awarded on time. The present building is 21x25½ feet, and when enlarged will be 30x71½ feet and one and one-half stories high.

TRADE TAKING SPACE.

The Charles F. Noyes Company has leased the fourth loft at 20 Fulton street to Joseph Rheadon & Co.; the second loft at 45 Broadway to the Millbury Atlantic Manufacturing Company, and the second floor at 25 White street to the W. L. Henderson Ink Company, the tenant being represented by the Cross & Company partnership.

W. E. Sly & Co. have leased space on the eighth floor at 424 Fourth Avenue to R. Bunker, silk and space on the thirteenth floor to Edward J. Cadigan, novelties.

SATIFIED MORTGAGES.

With name and address of lender and lender's attorney.

MADISON AV. 182—Emma O. wife John M. Hendrickson, Brooklyn, to the Woman's Hospital Association, 100 Madison Av., June 1917, atty. The Guar. & Co., \$15,000.

SAME PROPERTY.—Maurice H. Hall, 182 W. 188th St., atty. Same.

GRANT AV. 182—John W. K. Karp, 182 W. 188th St., atty. Same.

CROTONE AV.: w. 20 Fordham road, 182 W. 188th St., atty. J. Levy et al., due 1888, \$2,000; taxes, 432, with drawn.

BY GREENWICH & Co.

ODGEN AV. 1289-16, w. 74 E. 188th St., irrig. four 1/4 ac. dwgs. E. F. Cole, Carr. 1888, \$1,000; taxes, 432, with drawn.

PEOPLES AV. 182—John W. Karp, 182 W. 188th St., atty. Same.

WILTON AV. 2—Deep st. 28, 188th St., Alice E. Nash to Fannie A. Young, trust atty. Holt, W. D. 42 Bway., \$1.

RECORDED LEASER.

Memorandum.

BROADWAY, 1884, Rd. 4th floor—C. L. Lance & Son from Feb. 1, 1918; atty. Joe G. Abramson.

12TH AV. w. a. 100 ft. 188th St., part of plot, 100x100, part of bid.

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